

MINUTES
Board of Equalization and Review
May 21, 2009

Board Members Present: Jane Sparks, Chair
Jerry Kruter
Barbara Levine

Staff Members Present: John Smith, Assessor
Judy Ryan, Deputy Assessor
Steve Hensley, Appraiser
Pam Bryant, Recording Secretary

Ms. Sparks called the meeting to order at 1:02 p.m. on Thursday, May 21, 2009. Jane Sparks made a motion to accept the minutes for May 7, 2009. Barbara Levine seconded the motion and the motion carried.

Marjorie Riggs **670610**

Ms. Riggs appeared before the Board to appeal the valuation of her property located at 5300 Willow Rock Rd., Efland, NC. The current tax value assigned to the property by Orange County is \$150,024. The property is a 4.567 acre tract of land improved with a doublewide mobile home. Ms. Riggs wished to dispute the dimensions of the mobile home as recorded in County records. Her measurements show the mobile home to be 62x25 rather than 70x27.

During deliberations, the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to have a staff appraiser visit the property and make appropriate changes based upon measurements. This property will not need to come before the Board for further consideration. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Billy Parker **302158**

Billy Parker's property is located at 2220 Patrick Dr., Mebane, NC. The current tax value assigned to the property by Orange County is \$71,345. This is a 10 acre tract of land improved with a single wide mobile home. The County valuation is based upon the land only, as the mobile home is taxed as personal property. Mr. Parker presented no supporting documentation.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to send a staff appraiser to verify the outbuildings on this property and make appropriate changes based on findings. This property will not need to come before the Board for further consideration. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Marion P. Smith 334284

Ms. Smith chose not to appear before the Board, but asked that her documentation serve as her appeal for her property located at 7004 Lebanon Rd., Mebane, NC. The current tax value assigned to the property by Orange County is \$160,821. The appellant's documentation included a CMA completed by a local realtor. The subject is a 2.03 acre tract improved with a 1512 square foot modular home.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion that no change be made to the valuation. Barbara Levine seconded the motion and the motion carried.

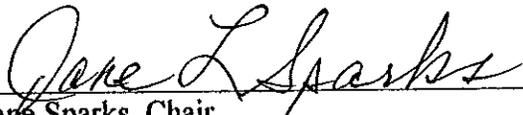
Ayes: 3
Noes: 0

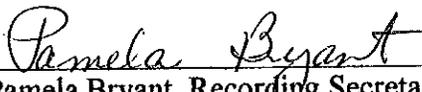
Lynwood J. Brown 400788, 400229, 400230, 402175
William D. Barrows 100734, 123201, 124344

The appellant's listed above failed to appear before the Board. Since the appellants presented no evidence, Jane Sparks made a motion that no change be made to the values at this time. Should any of these property owners request to reschedule, prior to Board adjournment, their case can be reconsidered at that time. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Ms. Sparks made a motion to adjourn this meeting. Jerry Kruter seconded the motion and the meeting was adjourned at 2:00 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary